

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

Including suburb and postcode

2/24 Durward Road, Malvern East, VIC 3145

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$850,000

&

\$900,000

Median sale price

Median price

\$ 608,000

Property type

Unit

Suburb

MALVERN EAST

Period - From

07/04/2024

to

06/10/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	40c Murrumbeena Road Murrumbeena Vic 3163	\$865,000	2024-09-13
2	2/49 Margot Street Chadstone Vic 3148	\$870,000	2024-07-30
3	3/19 Rosella Street Murrumbeena Vic 3163	\$900,000	2024-04-26

This Statement of Information was prepared on: 07/10/2024

